155.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,500 /	771,500
					USE VALUE:	771,500 /	771,500
					ASSESSED:	771,500 /	771,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
236		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LESANTO JOHN R & JOYCE M	
Owner 2:		
Owner 3:		
Street 1:	236 CEDAR AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,651 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1805 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6651.000	337,800		433,700	771,500
Total Card	0.153	337,800		433,700	771,500
Total Parcel	0.153	337,800		433,700	771,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.38 | /Parcel: 427.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103337

GIS Ref

GIS Ref

Insp Date 02/07/18

!12174!

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,900	0	6,651.	433,700	771,600	771,600	Year End Roll	12/18/2019
2019	101	FV	246,900	0	6,651.	433,700	680,600	680,600	Year End Roll	1/3/2019
2018	101	FV	250,900	0	6,651.	365,500	616,400	616,400	Year End Roll	12/20/2017
2017	101	FV	250,900	0	6,651.	334,500	585,400	585,400	Year End Roll	1/3/2017
2016	101	FV	250,900	0	6,651.	285,000	535,900	535,900	Year End	1/4/2016
2015	101	FV	240,900	0	6,651.	247,800	488,700	488,700	Year End Roll	12/11/2014
2014	101	FV	240,900	0	6,651.	229,200	470,100	470,100	Year End Roll	12/16/2013
2013	101	FV	240,900	0	6,651.	218,100	459,000	459,000		12/13/2012

PRINT

Date	Time
12/11/20	02:17:01

LAST REV

Date	Time
12/01/20	10:19:16
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12174

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13340-171		11/25/1977		49,500	No	No		N

USER DEFINED

Prior Id # 1:	103337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
12/30/2008	Meas/Inspect	294	PATRIOT
4/15/2000	Inspected	270	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6651		Sq. Ft.	Site		0	70.	0.93	7									433,669						433,700	

Total AC/HA: 0.15269 | Total SF/SM: 6651 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,669 | Spl Credit | Total: 433,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34352708
Const Adj.:	0.98500049
Adj $ / SQ:	178.656
Other Features:	94634
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415046
Depreciation:	77199
Depreciated Total:	337847

COMMENTS

FPL IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

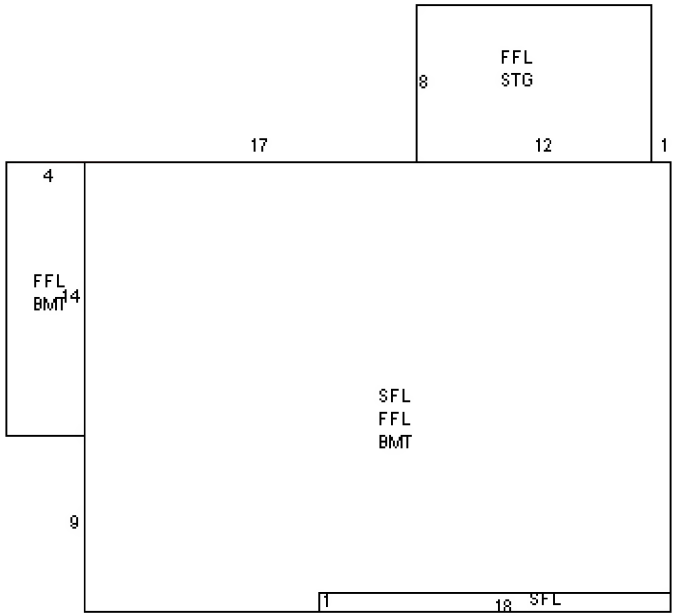
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.66
Special Features:	0	Val/Su Net:	144.48
Final Total:	337800	Val/Su SzAd	223.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	824	178.660	147,212
BMT	Basement	728	67.530	49,163
SFL	Second Floor	690	178.660	123,272
STG	Storage	96	7.960	764

Net Sketched Area:	2,338			Total:	320,411
Size Ad	1514	Gross Are	2338	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: